

CAUCUS MEETING

June 16, 2025

A RE-SCHEDULED CAUCUS MEETING of the Mayor and Council of the Borough of Carlstadt was held in the Caucus Room of the Borough Hall, 500 Madison Street, Carlstadt, New Jersey on Monday, June 16, 2025 at 7:04 P.M.

Mayor Robert Zimmermann asked Claire Foy, Borough Clerk to call the roll: Mayor Robert Zimmermann, Council members James Lenoy, Joseph Emerson, Suzanne Fonseca and Diane DeBiase were present. Councilmen David Stoltz and William Roseman were absent.

Joseph Crifasi, Borough Administrator was absent and Joseph Donahue, Borough Attorney was present.

Mayor Zimmermann led all present in the Pledge of Allegiance to the Flag.

-Mayor Zimmermann read the following notice which was published in the Record-Herald News on June 4, 2025.

BOROUGH OF CARLSTADT RESCHEDULED MEETING NOTICE

The Wednesday, June 18, 2025 Caucus Meeting at 7:00 P.M. and the 8:00 P.M. Council Meeting of the Mayor and Council of the Borough of Carlstadt, 500 Madison Street, Carlstadt NJ 0072 has been rescheduled to Monday, June 16, 2025 due to a lack of a quorum.

Mayor Zimmermann - This meeting has been called pursuant to the Open Public Meetings Law and in accordance with Section 5 of the Open Public Meetings Act, adequate notice of this meeting having been provided in the annual notice schedule which contained the time, date and location of the meeting, copies of which were sent and advertised in the following official newspapers of Carlstadt: The Record on January 7, 2025 and the Herald News on January 7, 2025 a copy of which is on the Bulletin Board in the Borough Hall and a copy on file in the office of the Borough Clerk.

PROFESSIONAL REPORTS

Gregory Polyniak of Neglia Engineering read his report for the month of May on projects that were done and present projects in the Borough of Carlstadt. A copy of his report is on file in the Borough Clerk's office.

Robert Ceberio of RCM Ceberio, LLC Management Consultants read his report for the month of May regarding projects that are being done in the Borough of Carlstadt. A copy of his report is on file in the Borough Clerk's office.

CORRESPONDENCE

Mayor Zimmermann said we received a letter from Margaret Mellett, Director of the Carlstadt Library that the Library Board of Trustees has an opening for the Mayor's Alternate position which has a one year term. Le-Ann Griese is a regular library patron and active volunteer with Girl Scouts in

CAUCUS MEETING

June 16, 2025

Page2

Carlstadt. She has expressed an interest in joining the Library Board.

Mayor Zimmermann entertained a motion to appoint Le-Ann Griese to the Library Board. On motion by Fonseca, seconded by DeBiase unanimous on call of roll of those present.

**CONSIDERATION ON ORDINANCES
FINAL READING**

ORDINANCE NO. 25-2

AN ORDINANCE BY THE MAYOR AND COUNCIL AMENDING THE BOROUGH OF CARLSTADT CODE OF ORDINANCES TO ADOPT FLOOD HAZARD MAPS; TO DESIGNATE A FLOODPLAIN ADMINISTRATOR/AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Mayor Zimmermann entertained a motion to open the floor to a hearing of citizens.

On motion by Fonseca, seconded by Emerson, unanimous on call of roll of those present.

Mayor Zimmermann asked if any citizen wished to be heard.

Mayor Zimmermann said to let the record note there was no citizens to speak.

Mayor Zimmermann entertained a motion to close the floor to a hearing of citizens.

On motion by Emerson, seconded by Lenoy, unanimous on call of roll of those present.

RESOLUTION NO. 2025-158-A

BE IT RESOLVED that the ordinance entitled:

AN ORDINANCE BY THE MAYOR AND COUNCIL AMENDING THE BOROUGH OF CARLSTADT CODE OF ORDINANCES TO ADOPT FLOOD HAZARD MAPS; TO DESIGNATE A FLOODPLAIN ADMINISTRATOR/AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

heretofore re-introduced, does now pass on final reading and the Borough Clerk is hereby authorized and directed to publish said ordinance according to law.

Mayor Zimmermann entertained a motion to adopt this ordinance. On motion by Emerson, seconded by DeBiase, unanimous on call of roll of those present.

Mayor Zimmermann entertained a motion to carry over to July 16, 2025 the following ordinances:

Ordinance No. 25-8 (Amending Ordinance No. 24-14 Fee Ordinance)

Ordinance No. 25-9 (Amending Fire Department Membership)

Ordinance No. 25-10 (Amending Street Cleaning Ordinance)

Mayor Zimmermann entertained a motion to approve this. On motion by Lenoy, seconded by Emerson, unanimous on call of roll of those present.

HEARING OF CITIZENS

Mayor Zimmermann entertained a motion to open the floor to a hearing of citizens.

On motion by DeBiase, seconded by Emerson, unanimous on call of roll of those present.

Mayor Zimmermann asked if any citizen wished to be heard.

Mayor Zimmermann said to let the record that there is no citizen that wishes to speak.

Mayor Zimmermann entertained a motion to close the floor to a hearing of citizens.

On motion by Fonseca, seconded by DeBiase, unanimous on call of roll of those present.

Mayor Zimmermann called up Police Chief Thomas Cox who wanted to present to the Mayor and Council their fourth reaccreditation which took place over a month and a half ago. One of the officers talked about what this is.

Mayor Zimmermann thanked all the officers for doing what they do. It not only reflects well on the department but it reflects well on the whole town of Carlstadt. Keep up the good work.

Mayor Zimmermann entertained a motion to appoint Jill Hediger to replace Rosa Aponte for the regular unexpired term on the Board of Health. On motion by Fonseca, seconded by DeBiase, unanimous on call of roll of those present.

Mayor Zimmermann entertained a motion to appoint Janet Feroldi to take one of the open alternate seats on the Board of Health. On motion by Fonseca, seconded by Emerson, unanimous on call of roll of those present.

Mayor Zimmermann entertained a motion to formalize the phone vote that took place two weeks ago for the summer hire of college student Izayah Royster on the DPW for part-time hours this summer only.

On motion by Fonseca, seconded by DeBiase, unanimous on call of roll of those present.

Mayor Zimmermann mentioned on June 30, 2025 there is a Special Planning Board meeting at 5:00 P.M.

EXECUTIVE SESSION MEETING ACT RECESS INTO CLOSED SESSION

WHEREAS, it is necessary for the Governing Body of the Borough of Carlstadt to conduct an executive session closed to the public in order to discuss one or more of the following subjects: personnel and property.

NOW, THEREFORE BE IT RESOLVED that the Mayor and Council of the Borough of Carlstadt hereby moves to go into executive session in accordance with the provisions of the Open Public Meetings Act, N.J.S.A. 10:4-6 et. Seq. for the purpose of discussing one or more of the following subjects: personnel and property.

CAUCUS MEETING

June 16, 2025

Page4

AND, BE IT FURTHER RESOLVED that the public will be informed either later this evening after reconvening the public meeting or at a future public meeting said date is not predictable at the present time.

AND, BE IT FURTHER RESOLVED that the matters discussed in and minutes of the closed session shall be disclosed to the public when the reason for confidentiality no longer exists.

Mayor Zimmermann entertained a motion to go into closed session at 7:28 P.M. On motion by DeBiase, seconded by Emerson, unanimous on call of roll of those present.

Mayor Zimmermann entertained a motion to adjourn the meeting at 7:58 P.M. On motion by Fonseca, seconded by DeBiase, unanimous on call of roll of those present.

APPROVED: _____
ROBERT J. ZIMMERMANN, MAYOR

ATTEST: _____
CLAIRE FOY, BOROUGH CLERK

COUNCIL MEETING

June 16, 2025

A RESCHEDULED COUNCIL MEETING of the Mayor and Council of the Borough of Carlstadt was held in the Council Chambers of the Borough Hall, 500 Madison Street, Carlstadt, New Jersey on Monday, June 16, 2025 at 8:00 P.M.

Mayor Robert Zimmermann asked Claire Foy, Borough Clerk to call the roll: Mayor Robert Zimmermann, Council members David Stoltz, James Lenoy, Joseph Emerson, Suzanne Fonseca and Diane DeBiase were present. Councilmen David Stoltz and William Roseman were absent.

Joseph Crifasi, Borough Administrator was absent and Joseph Donahue, Borough Attorney was present.

Mayor Zimmermann led all present in the Pledge of Allegiance to the Flag.

Mayor Zimmermann – This meeting has been called pursuant to the Open Public Meetings Law and in accordance with Section 5 of the Open Public Meetings Act, adequate notice of this meeting having been provided in the annual notice schedule which contained the time, date and location of the meeting, copies of which were sent and advertised in the following official newspapers of Carlstadt: The Record on January 7, 2025 and the Herald News on January 7, 2025 a copy of which is on the Bulletin Board in the Borough Hall and a copy on file in the office of the Borough Clerk.

Mayor Zimmermann read the following notice which was published in The Record and Herald News on June 4, 2025:

The Wednesday, June 18, 2025 Caucus Meeting at 7:00 P.M. and the 8:00 P.M. Council Meeting of the Mayor and Council of the Borough of Carlstadt, 500 Madison Street, Carlstadt, NJ 07072 has been rescheduled to Monday, June 16, 2025 due to lack of a quorum.

Mayor Zimmermann entertained a motion to suspend the regular order of business to present John Ondrof, Firefighter with a plaque in recognition of his fifty years of service to the Borough of Carlstadt as firefighter.

On motion by Fonseca, seconded by DeBiase, unanimous on call of roll of those present.

Mayor Zimmermann and Council thanked Mr. Ondrof for his years of service to the Borough and presented him with a plaque. His wife, family and friends were also present.

Mr. Ondrof thanked the past and present Mayors and Councils and the Carlstadt Fire Department for the privilege to serve the Borough.

Mayor Zimmermann entertained a motion to return to the regular order of business. On motion by Fonseca, seconded by DeBiase unanimous on call of roll of those present.

Attorneys for Shaker's Go-Go- Bar were in attendance with regards to the approval of their liquor license for their establishment and asked the Mayor and Council if the matter is for consideration on the agenda.

COUNCIL MEETING

June 16, 2025

Page 2

Police Chief Cox was sworn in by the Borough Attorney at which time Chief Cox read a report dated September 9, 2021 written by Detective Sgt. John Cleary regarding incidents at and in the vicinity of Shakers.

Anthony Bocchi, Esq. of Bocchi Law Firm was there regarding the ABC permits for Shakers of 291 Hoboken Road as well as the pending construction permits and the certificate of zoning they recently filed. He asked that the Council take action with respect to those matters but no action would be taken now. The attorney said we will close our hearing for tonight and thanked everyone for coming. We are resuming on July 16, 2025 and will let you know the time it will be. It will probably be at 8:00 o'clock as well.

Mayor Zimmermann entertained a motion to resume the regular order of business.
On motion by Fonseca, seconded by Emerson, unanimous on call of roll of those present.

APPROVAL OF MINUTES

None

CORRESPONDENCE

None

SPECIAL REPORTS

The Construction Official's report was read for the month of May. This report will be filed.
The Borough Clerk's report was read for the month of May. This report will be filed.
The Tax Collector's report was read for the month of May. This report will be filed.

CONSENT AGENDA

RESOLUTION NO. 2025-159

BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt, Bergen County, New Jersey that the contract for the **2nd Street Park Improvements (BCOS Funded)** currently in construction by **B. Puntasecca Incorporated** in accordance with the Plans and Specifications, as directed by the Project Engineer.

The said construction is hereby accepted for Payment No. 4 in the amount of **Twelve Thousand Nine Hundred Ninety-Two Dollars and Ninety-Six Cents (\$12,992.96)** is hereby approved.

RESOLUTION NO. 2025-160

WHEREAS, N.J.S. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

WHEREAS, said Director may also approve the insertion of an item of appropriation for an equal amount; and

WHEREAS, the Borough of Carlstadt has received notice of an award of \$16,925.91 from the State of New Jersey for FY2025 Clean Communities Grant and wishes to amend its 2025 Budget to include this amount as a revenue.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt in the County of Bergen, State of New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2025 in the sum of \$16,925.91.

Which is now available as a revenue from:

Miscellaneous Revenues:

Special Items of General Revenue Anticipated with Prior Written Consent of the Director of the Division of Local Government Services:

State and Federal Revenues Off-set with Appropriations:

FY2025 Clean Communities

AND, BE IT FURTHER RESOLVED that the like sum of \$16,925.91 be and the same is hereby appropriated under the caption of:

General Appropriations:

(a) Operations Excluded from CAPS State and Federal Programs Off-Set by Revenues:

FY2025 Clean Communities

AND, BE IT FURTHER RESOLVED that the Chief Financial Officer submit a certified copy of this resolution to the Director of Local Government Services for approval via FAST.

RESOLUTION NO. 2025-161
AWARD OF CONTRACT

BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt, Bergen County, New Jersey upon the recommendation of Neglia Group that the Contract for:

Michele Place Roadway Improvements (NJDOT Funded)

be awarded to Smith Soudy Asphalt Construction Company, 150 Anderson Avenue, Wallington, New Jersey 07057 for the Base Bid amount of Two Hundred Eighty-Seven Thousand Six Hundred Fifty-Six Dollars and Twenty Cents (\$287,656.20) which represents the lowest of five bids submitted. This Resolution to take effect upon certification of this Resolution by the Borough Treasurer that sufficient funds are available.

COUNCIL MEETING

June 16, 2025

Page 4

RESOLUTION NO. 2025-162

WHEREAS, the Borough of Carlstadt has entered into a Three-Year Cooperative Agreement with the County of Bergen as provided under the Interlocal Services Act NJSA 40A:8A-1 et seq. and Title I of the Housing and Community Development Act of 1974; and

WHEREAS, said Agreement requires that one Municipal Representative be appointed by the Governing Body of the community be part of the Community Development Regional Committee for the term of one year coinciding with the fiscal year July 1 through June 30.

NOW, THEREFORE BE IT RESOLVED that the Governing Body hereby appoints Joseph Crifasi as its representative to participate on the Community Development Regional Committee; and

BE IT FURTHER RESOLVED that David Stoltz be appointed as the alternate representative; and

BE IT FURTHER RESOLVED that Gregory Polyniak be appointed as additional alternate representative.

RESOLUTION NO. 2025-163

WHEREAS, fifteen (15) applications have been filed requesting renewal of Plenary Retail Consumption Licenses; and

WHEREAS, three (3) applications have been filed requesting renewal of Plenary Retail Distribution Licenses; and

WHEREAS, the regular fee of one thousand seventy-four dollars (\$1,074.00) has been submitted with each application in accordance with the Borough Ordinance governing the same; and

WHEREAS, one (1) application has been filed requesting renewal of a Hotel/Motel Exception License together with the fee of one thousand seventy-four dollars (\$1,074.00) in accordance with the Borough Ordinance governing the same; and

WHEREAS, one (1) application has been filed requesting renewal of a Club License together with the fee of one hundred and fifty dollars (\$150.00) in accordance with the Borough ordinance governing the same.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt, Bergen County, New Jersey, that the fifteen (15) applications for renewal of Plenary Retail Consumption Licenses, the three (3) applications for Plenary Retail Distribution Licenses, the one (1) application for renewal of the Hotel/Motel Exception License and the one (1) application for renewal of the Club License are hereby approved. All licenses when granted, will be effective on the First Day of July, 2025 and expire on the Thirtieth Day of June 2026; and

BE IT FURTHER RESOLVED, that the Borough Clerk be and she is hereby authorized and directed to issue the following licenses for Plenary Retail Consumption, Plenary Retail Distribution, Hotel/Motel Exception License and Club License.

PLENARY RETAIL CONSUMPTION

0205-33-002-008	The Local Pub LLC	442 Hackensack Street
0205-33-004-001	Carlstadt Turnverein Inc.	500 Broad Street
0205-33-008-008	Leekay, L.L.C.	843 Washington Avenue
0205-33-009-005	SKSKAK, LLC	430 Gotham Parkway
0205-33-011-003	Anthony Calandra and Luciano Calandra Jr.	204 First Avenue, Newark NJ, 07107 (Mailing Address)
0205-33-012-011	Biggies Clams Bar Route 17, LLC	430 Route 17 South
0205-33-013-008	La Fortaleza Carlstadt LLC	335 Paterson Plank Road
0205-33-014-003	Palsi Corp.	317 Washington Avenue
0205-33-015-010	Spain USA 645 LLC t/a Segovia Meson	645 Washington Avenue
0205-33-016-011	335 PPR LLC	254 Tortoise Lane, Franklin Lakes, NJ 07417 (Mailing Address)
0205-33-017-010	CJD2L Corp.	2 Palmer Terrace
0205-33-018-003	Veroli, Inc.	651 Route 17 North
0205-33-021-005	Four Brothers Food and Beverage II LLC	320 Route #17 South
0205-33-022-005	Steve's Steakhouse Inc.	620 Route 17 South
0205-33-024-006	Ozcelik Inc.	319 Hackensack Street

PLENARY RETAIL DISTRIBUTION

0205-44-005-007	Dawd Rizk H.	287 Broad Street
0205-44-019-007	Amrutha LLC	675 Paterson Avenue
0205-44-010-009	Devi Liquor LLC	434 Hackensack Street

HOTEL/MOTEL EXCEPTION

0205-36-031-001	CP Carlstadt LLC	192 Paterson Plank Road
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CLUB

0205-31-026-001	GC Burkadt Post #69 American Legion, Inc.	412 Third Street
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COUNCIL MEETING

June 16, 2025

Page 6

All licenses are issued subject to any special conditions now existing or hereafter imposed by the A.B.C. or the Borough of Carlstadt. All renewals where fees have been paid by uncertified check are subject to said check being cleared for payment on or before June 30, 2025.

RESOLUTION NO. 2025-164

BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt that the Carlstadt Recreation Soccer League be granted a raffle license to be used at 500 Madison Street, Carlstadt, NJ 07072 for which the application, fee and findings and determination sheet shall be forwarded to the Legalized Games of Chance Control Commission.

RESOLUTION NO. 2025-165

BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt that the Woman's Club of Carlstadt, Inc. be granted permission to hold a raffle as per their application at the First Presbyterian Church, 457 Division Avenue, Carlstadt, New Jersey for which the application and fee shall be forwarded to the Legalized Games of Chance Control Commission.

RESOLUTION NO. 2025-166

AGREEMENT FOR PROFESSIONAL SERVICES

WHEREAS, Neglia Group has provided the Borough with an Agreement for Additional Professional Engineering and Construction Management Services the 2nd Street Park – Playground Improvements (Bergen County Open Space Grant Funded) project; and

WHEREAS, the Agreement for Professional Services includes a not to exceed cost to be invoiced on a time basis (schedule in contract) of \$9,980.00 representing Engineering and Construction Management Services; and

WHEREAS, the CFO has certified that these funds have been appropriately budgeted for; and

BE IT FURTHER RESOLVED, that the Mayor and Borough Clerk are hereby authorized to execute the agreement of services for the project for Neglia Group, 34 Park Avenue, Lyndhurst, New Jersey.

RESOLUTION NO. 2025-167

RESOLUTION CORRECTING SETTLEMENT RECOMMENDATION FOR TAX APPEAL 240-248 PATERSON PLANK RD. ASSOCIATES (BLOCK 121 LOT 1.02) APPROVED ON MAY 21, 2025 FOR THE 2017-2021 TAX YEARS

WHEREAS, on May 21, 2025, the Governing Body passed a resolution authorizing the tax appeal settlement concerning the property known as 240-248 Paterson Plank Rd. Associates (Block 121 Lot 1.02); and

WHEREAS, the paragraph 2 of the, Now, Therefore Be It Resolved section of the resolution states the April 10, 2024 Resolution was to amend the settlement of the 2022 and 2023 tax years and paragraph 4 of that section authorized the signing of the settlement documents referencing the withdrawals of the 2017-2020 appeals and the setting of the 2022 & 2023 assessments at \$1,800,000; and

WHEREAS, April 10, 2025 Resolution has an incorrect tax year and an incorrect refund amount to be issued for the 2022 tax year; and

WHEREAS, the global settlement includes duplicate appeals filed for the 2020 tax year and reduces the 2020, 2021 & 2023 tax year assessments to be set at \$1,800,000; and

WHEREAS, the settlement recommendation inadvertently references the 2022 tax year and a refund in the amount of \$2,470 for the 2022 tax year; and

WHEREAS, the amended settlement recommendation will result in the global settlement of all pending tax years, with withdrawals of the 2017 -2020 tax years and reduction of the 2021 appeal to an assessment of \$1,800,000 resulting in the approximate refund of \$2,141.15 (appeals filed by the Schneck Law Group) and the settlement of the duplicate 2020 tax year filing and the filing of the 2023 tax year by Spiotti & Associates, resulting in an approximate refund of \$2,098 for the 2020 tax year and \$3,885 for the 2023 tax year.

NOW, THEREFORE BE IT RESOLVED:

1. The above recitals are incorporated herein.
2. The Resolution adopted on May 21, 2025 is hereby amended to reflect the settlement of the duplicate filing for the 2020 tax year and setting the assessments for the 2020 & 2023 tax years at \$1,800,000.
3. The Borough's Tax Appeal Attorneys, the Borough's Appraiser and the Borough's Tax Assessor are in agreement with the terms of said correction to the settlement and are authorized to take any action necessary to effectuate this resolution and the settlement referenced herein
4. The Borough's Tax Appeal Attorneys, Chasan Lamparello Mallon & Cappuzzo PC are authorized to execute a Stipulations of Settlement to reflect the global settlement for the withdrawals of the 2017-2020 appeals and the reduction of the 2021 assessment resulting in an approximate refund of \$2,141.15 (Schneck Law Group) and the duplicate filing of the 2020 tax year & the filing of the 2023 tax year (Spiotti & Associates) set at an assessment of \$1,800,000 resulting in refunds of approximately \$2,098.05 in the 2020 tax year and \$3,885.49 in the 2023 tax year

COUNCIL MEETING

June 16, 2025

Page 8

RESOLUTION NO. 2025-168

WHEREAS, Kenneth Schwarz, retired Mechanic of the Borough of Carlstadt has filed a request for reimbursement for the purchase of a Medicare supplement; and

WHEREAS, pursuant to Resolution 2009-168 and the CDPWBA Contract Article XVII D 1. the amount of said reimbursement for the year 2025 is \$1,125.00.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt that the Chief Financial Officer is hereby authorized to make payment in the amount of \$1,125.00 representing reimbursement for his Medicare supplement for the year 2024 pursuant to Article XVII D 1. of the Contract between the Borough of Carlstadt and the CDPWBA.

RESOLUTION NO. 2025-169

WHEREAS, the Tax Court of New Jersey, County of Bergen issued a Civil Action Judgment in the tax appeal of Barell Avenue III, LLC 485 Barell Avenue, Carlstadt, New Jersey, Block 128 Lot 24 as per Docket No. 004021-2023 dated 3/26/2025 reducing the 2023 property tax assessment from \$3,247,400.00 to \$3,000,000.00; and

WHEREAS, the reduction in the 2023 property tax assessment is \$247,400.00 or \$4,069.73 in 2023 property taxes.

NOW, THEREFORE BE IT RESOLVED by the Governing Body of the Borough of Carlstadt that a refund in the amount of \$4,069.73 is approved and the Tax Collector shall adjust his books accordingly. (2023: \$4,069.73).

It is noted that the Borough's Finance Officer has reviewed this Tax Appeal Settlement and certifies that the Appeal is genuine and that funds are available for payment. It is also noted that Tax Appeal Attorney Ken Porro, Esq. and Edna J. Jordan, Esq. have negotiated this Tax Appeal and has approved the settlement on behalf of the Borough of Carlstadt and that Carlstadt Borough Attorney Joseph Donahue, Esq. has reviewed the Resolution and finds it to be satisfactory and legal.

The refund payment shall be made payable to:
"Barell Avenue II LLC"

The payment shall be mailed to:
Zipp and Tannenbaum, LLC
Attn.: Peter Zipp, Esq.
280 Raritan Center Parkway
Edison, New Jersey 08837

RESOLUTION NO. 2025-170
AGREEMENT FOR PROFESSIONAL SERVICES

WHEREAS, Neglia Group has provided the Borough with an Agreement for Additional Professional Engineering and Construction Management Services for the 16th Street Roadway and Drainage Improvements (NJDOT Local Freight Impact Fund Grant) project for banner post improvements at the intersection of Hackensack Street and Division Avenue; and

WHEREAS, the Agreement for Professional Services includes a not to exceed cost to be invoiced on a time basis (schedule in contract) of \$9,750.00 representing Engineering and Construction Management Services; and

WHEREAS, the CFO has certified that these funds have been appropriately budgeted for; and

BE IT FURTHER RESOLVED, that the Mayor and Borough Clerk are hereby authorized to execute the agreement of services for the project for Neglia Group, 34 Park Avenue, Lyndhurst, New Jersey.

RESOLUTION NO. 2025-171

WHEREAS, N.J.S. 40A:4-87 provides that the Director of the Division of Local Government Services may approve the insertion of any special item of revenue in the budget of any county or municipality when such item shall have been made available by law and the amount thereof was not determined at the time of the adoption of the budget; and

WHEREAS, said Director may also approve the insertion of an item of appropriation for an equal amount; and

WHEREAS, the Borough of Carlstadt has received notice of an award of \$3,836.33 from the State of New Jersey for FY 2026 Municipal Alliance Grant and wishes to amend its 2025 Budget to include this amount as a revenue.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt, in the County of Bergen, State of New Jersey, hereby requests the Director of the Division of Local Government Services to approve the insertion of an item of revenue in the budget of the year 2025 in the sum of \$3,836.33.

Which is now available as a revenue from:

Miscellaneous Revenues:

Special Items of General Revenue Anticipated with Prior Written Consent of the Director of the Division of Local Government Services:

State and Federal Revenues Off-set with Appropriations:

FY 2026 Municipal Alliance Grant

COUNCIL MEETING

June 16, 2025

Page 10

AND, BE IT FURTHER RESOLVED that the like sum of \$3,836.33 be and the same is hereby appropriated under the caption of:

General Appropriations:

(a) Operations Excluded from CAPS State and Federal Programs Off-Set by Revenues:

FY 2026 Municipal Alliance Grant

AND, BE IT FURTHER RESOLVED that the Chief Financial Officer submit a certified copy of this resolution to the Director of Local Government Services for approval via FAST.

RSOLUTION NO. 2025-172

BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt, Bergen County, New Jersey that the contract for the **2nd Street Park Improvements (BCOS Funded)** currently in construction by **B. Puntasecca Incorporated** in accordance with the Plans and Specifications, as directed by the Project Engineer. The said construction is hereby accepted for Payment No. 5 in the amount of **Three Hundred Seventy-Nine Thousand Three Hundred Forty-Nine Dollars and Twenty-Seven Cents (\$379,349.27)** is hereby approved.

RESOLUTION NO. 2025-173

A RESOLUTION REQUESTING PERMISSION FOR THE DEDICATION BY RIDER FOR JOINT INSURANCE REFUNDS BY PL 1996, c. 113 and N.J.S. 40A: 10-36.2

WHEREAS, permission is required of the Director of the Division of Local Government Services for approval as a dedication by rider of revenues received by a municipality when the revenue is not subject to reasonable accurate estimates in advance; and

WHEREAS, N.J.S.40A:10-36.2 permits municipalities to receive amounts for Joint Insurance Refunds; and

WHEREAS, N.J.S.40A:10-36.2 provides the dedicated revenues anticipated for Joint Insurance Refunds are hereby authorized as revenue and are hereby appropriated for the purpose to which said revenue is dedicated by statute or another legal requirement.

NOW, THEREFORE BE IT RESOLVED by the Governing Body of the Borough of Carlstadt, County of Bergen, New Jersey as follows:

1. The Governing Body hereby request permission of the Director of the Division of Local Government Services to pay expenditures of the Joint Insurance Revolving Fund.
2. The Chief Financial Officer submit a certified copy of this resolution to the Director of Local Government Services for the approval via FAST.

RESOLUTION NO. 2025-174

BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt, Bergen County, New Jersey that the contract for the **Carlstadt Touchless Fixture Replacement Project (CDBG COVID & CDBG Funded)** currently in construction by **HM Company, LLC** in accordance with the Plans and Specifications, as directed by the Project Architect/Engineer. The said construction is hereby accepted for Payment No. 1 in the amount of **Fifteen Thousand, Three Hundred Ninety-One Dollars and Zero Cents (\$15,391.00)** is hereby approved.

RESOLUTION NO. 2025-175

BE IT RESOLVED, by the Mayor and Council that the proper Borough Officials are hereby authorized and directed to make the following disbursements:

Carlstadt Board of Education	\$	1,126,390.75
Regional Board of Education		677,007.58
Principal Bond Payment		1,000.000.00
Interest on Bond		115,125.00

RESOLUTION NO. 2025-176

WHEREAS, notification was received that the following handicap parking space is no longer needed and should be removed from this location:

1. 315 Eighth Street

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt that the Borough Clerk notify the DPW to remove the above-mentioned handicap parking space and that the Police Chief remove same from the certified list of handicap parking spaces.

RESOLUTION NO. 2025-177

A RESOLUTION REQUESTING PERMISSION FOR THE DEDICATION BY RIDER FOR DONATIONS FOR SUMMER CONCERT SERIES BY N.J.S. 40A:5-29

WHEREAS, permission is required of the Director of the Division of Local Government Services for approval as a dedication by rider of revenues received by a municipality when the revenue is not subject to reasonable accurate estimates in advance; and

WHEREAS, N.J.S.40A:5-29 provides receipt of Donations for Summer Concert Series by the municipality to provide for the operating cost to administer this act; and

WHEREAS, N.J.S.40A:5-29 provides the dedicated revenues anticipated from the Donations for Summer Concert Series are hereby authorized as revenue and are hereby appropriated for the purpose to which said revenue is dedicated by statute or another legal requirement.

COUNCIL MEETING

June 16, 2025

Page 12

NOW, THEREFORE BE IT RESOLVED by the Governing Body of the Borough of Carlstadt, County of Bergen, New Jersey as follows:

1. The Governing Body hereby request permission of the Director of the Division of Local Government Services to pay expenditures of the Donations for Summer Concert Series.
2. The Chief Financial Officer submit a certified copy of this resolution to the Director of Local Government Services for the approval via FAST.

RESOLUTION NO. 2025-178

WHEREAS, Anthony Calandra and Luciano Calandra Jr. has made application for a person to person and place to place transfer of Plenary Retail Consumption License No. 0205-33-011-003 a pocket license with a mailing address of 204 First Avenue, Newark, NJ 07107 to Calandra Enterprises, Inc. to be located at 304 Paterson Plank Road, Carlstadt, NJ 07072; and

WHEREAS, Calandra Enterprises, Inc. has filed with the Mayor and Council written consent of said transfer and the applicants have deposited with the issuing authorities the transfer fees and all other requirements of the statutes governing the transfer of retail consumption licenses have been complied with and notice of said transfer has been published in The Record in the issues of March 5, 2025 and March 12, 2025 and a reasonable time set for objections, if any to said transfer before transfer is deemed effective.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Council of the Borough of Carlstadt, Bergen County, New Jersey that Plenary Retail Consumption License is hereby transferred to Calandra Enterprises, LLC. t/a Hampton Inn at the Meadowlands to be located at 304 Paterson Plank Road, Carlstadt, NJ 07072.

BE IT FURTHER RESOLVED, that the Borough Clerk is hereby authorized and directed to execute the transfer in accordance with the provisions of the State Alcoholic Beverage Control Act to become effective July 1, 2025.

RESOLUTION NO. 2025-179

WHEREAS, the Board of Officers has approved the membership of the following person as a regular member of the Carlstadt Fire Department:

1. Nicholas Kovacs –Engine Two

and

WHEREAS, said individual has satisfactorily passed the required physical examination.

NOW, THEREFORE BE IT RESOLVED by the Mayor and Council of the Borough of Carlstadt that Nicholas Kovacs is hereby appointed as a regular member of the Carlstadt Fire Department.

Mayor Zimmermann entertained a motion to approve the Consent Agenda.
On motion by Emerson, seconded by Lenoy, unanimous on call of roll of those present.

REPORTS OF SPECIAL COMMITTEES

None

FINANCE/LEGISLATION/INSURANCE – Councilman Emerson reported progress.

POLICE - Councilman Emerson reported progress.

FIRE/WATER/OEM/AMBULANCE - Councilman Stoltz was absent. Councilwoman DeBiase read the reports. These reports will be filed.

PUBLIC WORKS/PUBLIC PROPERTY – Councilman Lenoy reported progress.

PLANNING/BUILDING – Councilwoman DeBiase read her report. This report will be filed.

ZONING – Councilman Lenoy read his report. This report will be filed.

HEALTH/SOCIAL SERVICES – Councilwoman Fonseca reported progress.

RECREATION Councilman Emerson read his report. This report will be filed.

BOROUGH EQUIPMENT – Councilwoman DeBiase reported progress.

RECYCLING – Councilman Stoltz was absent. Councilman Lenoy read the report. This report will be filed.

PROJECTS – Councilwoman Fonseca read her report. This report will be filed.

HUMAN RESOURCES – Councilwoman Fonseca reported progress.

READING OF BILLS

RESOLUTION NO. 2025-180

FP MAILING SOLUTIONS	\$ 1,200.00
MEDICAL BENEFITS ACCT	206,949.14
PAYROLL ACCOUNT	460,987.75
PAYROLL ACCOUNT	2,153.19
OPEN SPACE TRUST ACCOUNT	15,043.31
MEDICAL BENEFITS ACCT	178,495.92
CAPITAL ACCOUNT	1,115,125.00
MEDICAL BENEFITS ACCT	262,385.39

COUNCIL MEETING

June 16, 2025

Page 14

PAYROLL ACCOUNT	480,298.22
CLAIRE FOY	672.66
COMCAST	687.03
I.D.A.	67,426.04
MCI COMM SERVICE	372.91
NEW JERSEY MOTOR VEHICLE	60.00
PARAMUS FORD, INC	57,296.72
PSE&G	74.58
UNUM LIFE INS. CO. OF AMERICA	1,175.49
ANTHONY M. DEVIZIO	1,000.00
CLIFFHANGER PRODUCTIONS INC	10,000.00
GOOD COMPANY EVENT AND PARTY	1,000.00
NEW JERSEY MOTOR VEHICLE	60.00
PSE&G	400.55
ROBERT CASSELLA, JR.	1,000.00
UNITED STATES TREASURY	891.94
VEOLIA WATER NEW JERSEY	12,689.38
Alignment Check	0.00
BERGEN COUNTY SHERIFF'S OFFICE	550.00
CARLSTADT ICE	60.00
CLAIRE STAGG	960.00
CONTENT PARTY RENTALS INC	3,251.00
DINGMAN'S DAIRY	193.75
NEW JERSEY MOTOR VEHICLE	60.00
NJ FUN SERVICES	8,650.00
NJ RESTAURANT EQUIPMENT CORP.	23,461.00
PSE&G	937.15
REGAL STAMP CO	225.00
VEOLIA WATER NEW JERSEY	1,251.65
US POSTAL SERVICE	498.00
VERIZON	1,200.84
VERIELLA'S BAKERY	400.00
VERIZON BUSINESS	87.60
VISO ELECTRICAL SERVICES, LLC	3,199.99
ZENRGY PRODUCTIONS LLC	400.00
ZOEY' PRETZELS LLC	308.00
AM CONSULTANTS	1,275.00
A.N.D. SERVICE	995.78
APPRAISAL SYSTEMS INC.	9,000.00
ARROW ELEVATOR INC.	5,500.00

COUNCIL MEETING

June 16, 2025

Page 15

BARELL AVENUE III LLC	4,069.73
BELLAQUA INC	482.85
BERGEN MUNICIPAL EMPLOYEE	19,920.00
BERGEN COUNTY HARLEY-DAVIDSON	423.06
BERGEN COUNTY DEPT. HEALTH SER	5,161.32
B. PUNTA SECCA, INC.	392,342.23
BRAEN STONE INDUSTRIES INC	215.40
BRUNO ASSOCIATES INC	3,250.00
CARLSTADT BOARD OF ED.	1,126,390.75
C. ELSTON & ASSOCIATES	60.00
CHEEMA OIL CORPORATION	210.18
CHRISTOPHER GARVIN ESQ.	500.00
CLINICAL SERVICES MGMT P C	3,194.10
CLIFFHANGER PRODUCTIONS INC	500.00
CONTINENTAL FIRE & SAFETY INC	123.00
DAVID WEBER OIL CO.	1,539.82
DENISE OEHLMANN	40.00
DENISE MURRAY	100.00
DMK APPAREL	4,030.00
DOROTA ROSZKO	777.50
EAGLE POINT GUN	1,843.73
FELDMAN BROS ELECTRICAL SUPPLY	2,474.54
GADALETA HEATING & COOLING LLC	1,650.00
GREATAMERICA FINANCIAL SVCS.	440.00
GSB	4,966.46
HM COMPANY LLC	15,391.00
HOMETOWN AUTO PARTS	4,570.13
HUDSON TIRE EXCHANGE	2,033.00
IMPRESSIVE PRINTING INC	1,134.80
INTERSTATE BATTERY SYSTEM	40.00
INTERSTATE WASTE SERVICES INC	29,633.00
JCM ASSOCIATES LLC	642.60
J.E.M.A.	1,100.00
JOSEPH R. DONAHUE LLC	8,778.33
KIMBALL MIDWEST	1,201.98
KORSEN'S CARPET CLEANING	1,230.00
L.E.A.D. INC	100.00
LIFESAVERS INC	184.95
LOWE'S BUSINESS ACCT/GEMB	151.48
LUCY MACIAG	365.78

COUNCIL MEETING

June 16, 2025

Page 16

LYNN DIXON	100.00
MASTER PIZZA	258.15
MAZZER PORTA POTTYS	900.00
MEADOWLANDS HARDWARE	322.37
MEADOWLANDS AREA YMCA	175.00
MOMAR INC	1,062.62
MSI TECHNOLOGIES LLC	2,990.00
M.T.E. HYDRAULICS LLC	4,160.00
NATURE'S CHOICE CORP.	2,052.00
NEGLIA ENGINEERING ASSOCIATES	0.00
NEGLIA ENGINEERING ASSOCIATES	57,074.12
NICK'S TOWING SERVICE, INC.	863.30
NICOLETTI DEVELOPERS	5,128.00
NJ PLANNING OFFICIALS	145.00
NORTH JERSEY MEDIA GROUP INC	360.40
OTC BRANDS, INC.	1,642.91
PANORAMA TOURS INC	1,450.00
PARAMUS FORD, INC	66,537.00
PEIRCE EAGLE EQUIPMENT	198.00
PORTER LEE CORPORATION	820.00
PRESTI, ROSARIO JR., ESQ.	1,000.26
PRIMP APPAREL, LLC.	3,173.00
RCM CEBERIO LLC	8,130.00
REDICARE LLC	479.80
REGIONAL BOARD OF EDUCATION	677,007.58
ROBERT T. REGAN ESQ.	621.60
SCHWARZ, KENNETH	1,125.00
SENIOR FRIENDSHIP CLUB	30.50
SHERWIN WILLIAMS, INC.	42.23
S INCLINE, LLC	275.00
SNAP-ON INDUSTRIAL	216.28
SOME'S UNIFORMS INC.	2,066.64
STAN'S SPORT CENTER, INC	3,513.85
QUALITY AUTO MALL	940.61
STAPLES ADVANTAGE	1,595.58
SUPER SEER CORPORATION	797.80
TCTA OF BERGEN COUNTY C/O	100.00
THE TROPHY KING, INC.	65.00
TRAFFIC SAFETY & EQUIPMENT INC	828.05
VERIELLA'S BAKERY	65.00

COUNCIL MEETING

June 16, 2025

Page 17

VESTIS		499.80
WATCH US GROW LANDSCAPE DESIGN		10,707.00
WESTERN PEST SERVICES		1,803.58
WITMER ASSOCIATES INC.		3,086.00
TOTAL	\$	5,445,580.73

Mayor Zimmermann entertained a motion to approve the payments of bills.
On motion by Emerson, seconded by Lenoy, unanimous on call of roll of those present.

Mayor Zimmermann entertained a motion to open the floor to a hearing of citizens.
On motion by Fonseca, seconded by DeBiase, unanimous on call of roll of those present.

HEARING OF CITIZENS

Mayor Zimmermann asked if anyone wished to speak.

Anthony Bocchi, Esq., Attorney for Shaker's reminded the Mayor and Council that they took an oath to uphold the law faithfully without any personal bias.

Mayor Zimmermann entertained a motion to close the floor to a hearing of citizens.
On motion by Emerson, seconded by Fonseca, unanimous on call of roll of those present.

CONSIDERATION OF ORDINANCES

None

**EXECUTIVE SESSION MEETING ACT
RECESS INTO CLOSED SESSION**

WHEREAS, it is necessary for the Governing Body of the Borough of Carlstadt to conduct an executive session closed to the public in order to discuss one or more of the following subjects: personnel and property.

NOW, THEREFORE BE IT RESOLVED that the Mayor and Council of the Borough of Carlstadt hereby moves to go into executive session in accordance with the provisions of the Open Public Meetings Act, N.J.S.A. 10:4-6 et. Seq. for the purpose of discussing one or more of the following subjects: personnel and property.

AND, BE IT FURTHER RESOLVED that the public will be informed either later this evening after reconvening the public meeting or at a future public meeting said date is not predictable at the present time.

AND, BE IT FURTHER RESOLVED that the matters discussed in and minutes of the closed session shall be disclosed to the public when the reason for confidentiality no longer exists.

COUNCIL MEETING

June 16, 2025

Page 18

Mayor Zimmermann entertained a motion to go into closed session at 9:04 P.M. On motion by Lenoy, seconded by Emerson, unanimous on call of roll of those present.

The meeting went back into open session at 9:30 P.M. with the following members in attendance: Council members Lenoy, Emerson, Fonseca and DeBiase. On motion by Emerson, seconded by Lenoy, unanimous on call of roll of those present.

MISCELLANEOUS/NEW BUSINESS

Mayor Zimmermann entertained a motion to pay the outstanding balance to Nixle Communication in the amount of \$1,500.00. On motion by Emerson, seconded by DeBiase, unanimous on call of roll of those present.

Mayor Zimmermann entertained a motion to combine the July 2, 2025 Caucus/Finance Meeting at 7:00 P.M. with the Caucus Meeting to be held on Wednesday July 16, 2025 at 7:00 P.M. and the Council Meeting at 8:00 P.M. On motion by Emerson, seconded by Fonseca, unanimous on call of roll of those present.

Mayor Zimmermann entertained a motion to adjourn the meeting at 9:34 P.M. On motion by DeBiase, seconded by Fonseca, unanimous on call of roll of those present.

APPROVED: _____
ROBERT J. ZIMMERMANN, MAYOR

ATTEST: _____
CLAIRE FOY, BOROUGH CLERK